

**TOWN OF NORTHFIELD, VERMONT  
DEVELOPMENT REVIEW BOARD  
Minutes of January 25, 2024**

**7:00 pm at Brown Public Library Community Room  
(also available remotely via Town GoToMeeting Account)**

The meeting was called to order at 7:05 pm by Chair Bill Smith.

**Roll Call:** Present for the meeting were DRB members William Smith, Steve Davis, and Joel DeLary. DRB members Tim Donahue and Larry Garland were absent.

Others present were Mitch Osiecki, ZA & DRB Clerk; Michael Krause & Deborah Smith-Krause (applicants); Timothy & Lisa Mathiasen (applicants); Ron P. & Sherrie Tucker (applicants); DeLone & Eric McIlvene (no indication of interest or affiliation); Charlie Watt (resident); Michael DeLary (abutter); Neal Leitner (abutter); Jenny Bryan (abutter) and Eric Caswell (resident). Neal Leitner, Jenny Bryan, and Eric Caswell attended remotely; all others attended in person.

**Approval of Minutes:** Joel DeLary moved to approve the minutes of Dec 7, 2023. Steve Davis seconded. **Vote to approve: 3-0.**

**Permit # 2023-81      Subdivision for Michael Krause**

Michael Krause addressed the DRB to present his application, which seeks to create two new lots (of 13.7 acres and 10.1 acres) from a larger parcel at 1696 Winch Hill Road. After the two new lots are created, the original parcel will be a lot of some 31.8 acres. Both proposed lots are larger than the required 5-acre minimum and will have road frontage of more than 200 feet.

No development is proposed for either lot at this time, but both are anticipated to eventually be developed as home sites.

There were no further questions from the DRB or abutting property owners.

**Motion:** Steve Davis moved to approve the application as presented; Joel DeLary seconded.  
**Vote to approve: 3-0.**

Mitch noted that approval of a subdivision requires that a final survey plat be recorded in town land records within 180 days. Mitch will work with Michael to ensure that this deadline is met.

**Permit #2024-01                      Subdivision for Timothy & Lisa Mathiasen**

Tim Mathiasen addressed the DRB to present his application, which seeks to create a new 5-acre lot from the existing 69.5-acre parcel located at 1162 West Hill Road, which includes an existing single-family dwelling. Tim stated that his daughter and son-in-law reside at the existing home. Tim & Lisa plan to build a smaller home for themselves on the proposed lot.

The proposed 5-acre lot will not have any road frontage and will be accessed by a permanent driveway easement across the parent lot.

Neal Leitner, an abutting property owner, noted that the sketch plan submitted with the application depicts the driveway that will serve the proposed new lot running close to an existing VAST trail and asked whether the proposed lot was likely to affect the VAST trail. Tim responded that the proposed driveway is tentative, and its possible location was identified by TCE, the engineering firm doing site work on the parcel. The final location of the driveway may change slightly. Tim stated that he is supportive of the VAST trail continuing to cross his property.

Bill Smith noted that VAST trails are generally located by “handshake agreements” with willing property owners. They are sometimes rerouted slightly as circumstances dictate.

There were no further questions from the DRB or abutting property owners.

**Motion:** Steve Davis moved to approve the application as presented; Joel DeLary seconded.

**Vote to approve: 3-0.**

Mitch repeated his reminder that approval of a subdivision requires that a final survey plat be recorded in town land records within 180 days. Mitch will work with Tim to ensure that this deadline is met.

**Permit #2024-02:                      Subdivision for R.E. Tucker Inc**

Ron Tucker addressed the DRB to present his application, which seeks to create a lot of about 21.2 acres from a parcel of approximately 82 acres located on VT Route 121A, just west of Northfield Country Club. The proposed lot will be comprised of two lots (Lot A, 6.7 acres, and Lot B, 14.5 acres) that are separated by a railway easement. The remaining land of the original parcel will be a lot of about 60.8 acres.

The proposed lot will have about 785 feet of road frontage. The parent lot will be landlocked and will be accessed by a driveway easement across the new lot.

Ron noted that the parcel is currently undeveloped and that the proposed lot has the potential to be developed as a sand/gravel extraction site, although no such development is proposed at this time.

There were no further questions from the DRB or any abutting [property owners.

**Motion:** Joel DeLary to approve the application as presented; Steve Davis seconded.

**Vote to approve: 3-0.**

Mitch reminded the applicants that the sale of either lot will require that a permanent driveway easement must be granted to ensure access to the landlocked parcel. And again, the final survey plat must be recorded within 180 of approval of the subdivision permit.

### **Other Business**

Mitch noted that the Northfield Select Board has published notice of a Public Hearing for Tuesday, Feb 13 to discuss Northfield's proposed Zoning Regulations.

In addition, Mitch noted that the DRB approved a subdivision for Jeff Drown from lands of Reiss Watters on August 24, 2023. The survey plat for that subdivision must be recorded by Feb 20, 2024. Mitch will be reaching out to Reiss and Jeff to ensure that the survey plat is recorded on time.

**Next Meeting:** February 22, 2024, at 7:00 pm.

**Adjournment:** Steve Davis moved to adjourn; Joel DeLary seconded.

**Vote to approve: 3-0.**

The meeting was adjourned at 7:32 pm.